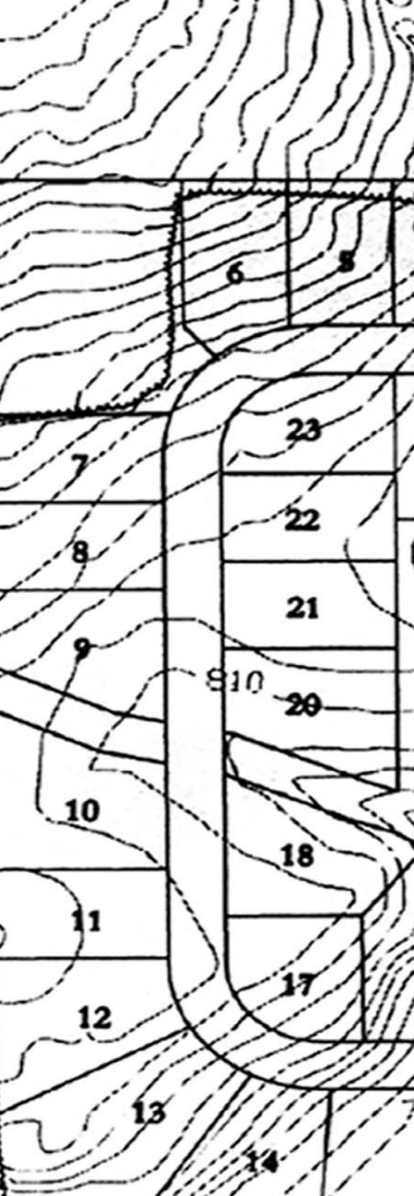




Perspectives on
Implementing
Low-Impact
Developments

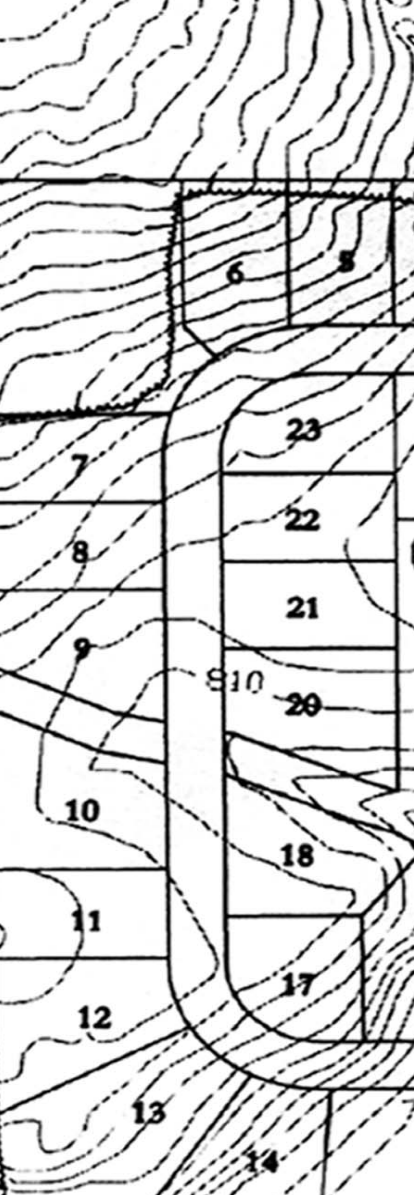
Waukesha, Wisconsin



A topographic map of a river valley. The river flows from the top left towards the bottom right. The valley is divided into numbered parcels. Parcels 6 and 8 are at the top. Below them are parcels 7, 8, 9, 10, 11, 12, 13, and 14 along the left bank. On the right bank, parcels 23, 22, 21, 20, 18, 17, and 14 are shown. Parcel 10 is also labeled on the left bank.

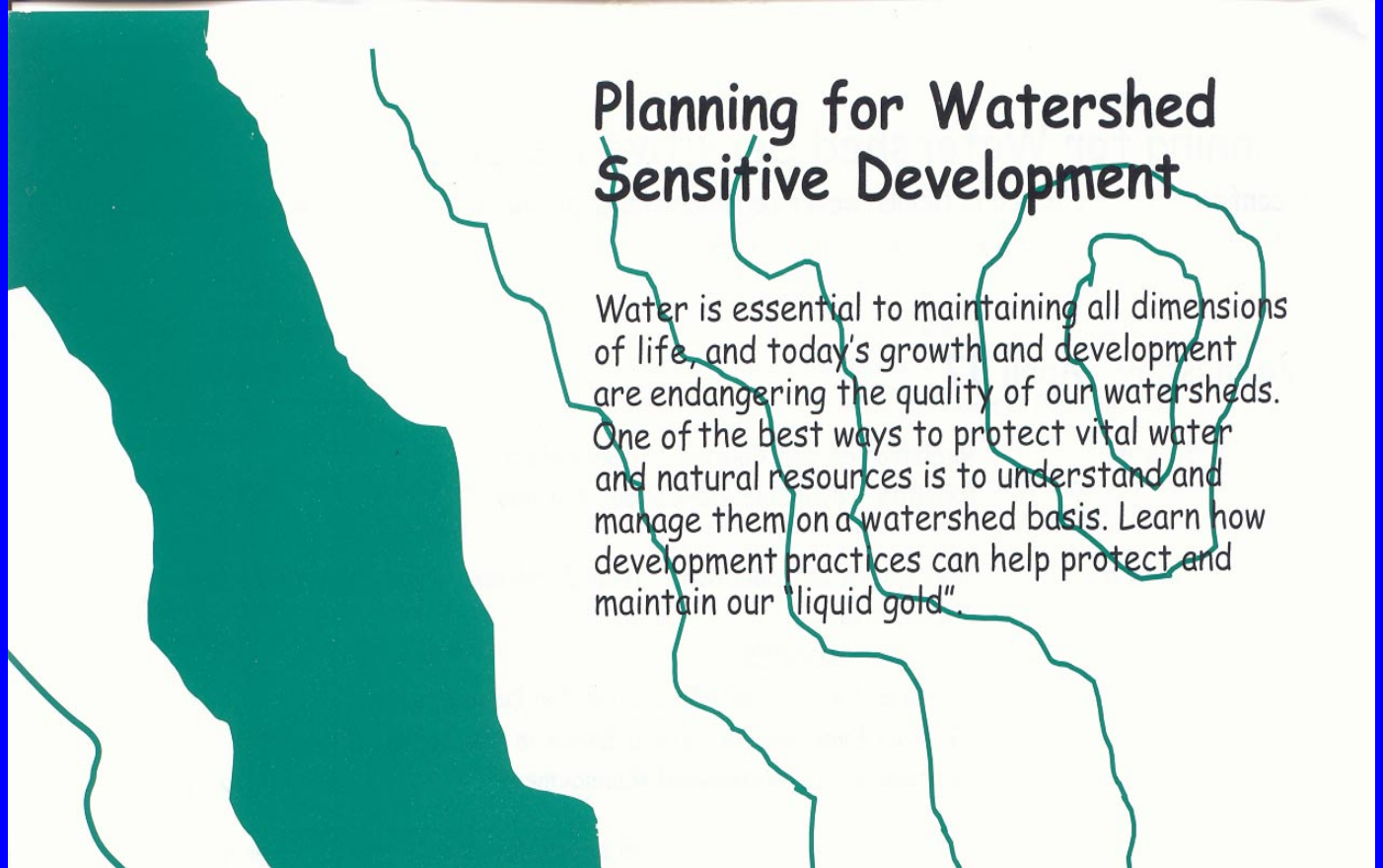
1998

**Bielinski Development
Embraces
New Concepts of
Conservation and Low
Impact Development**



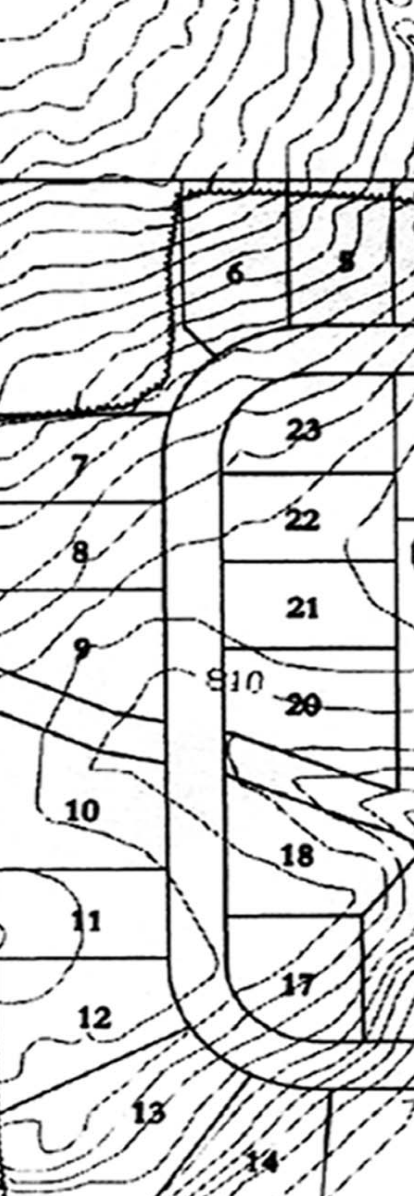
Planning for Watershed Sensitive Development

Water is essential to maintaining all dimensions of life, and today's growth and development are endangering the quality of our watersheds. One of the best ways to protect vital water and natural resources is to understand and manage them on a watershed basis. Learn how development practices can help protect and maintain our "liquid gold".



April Conference in Racine

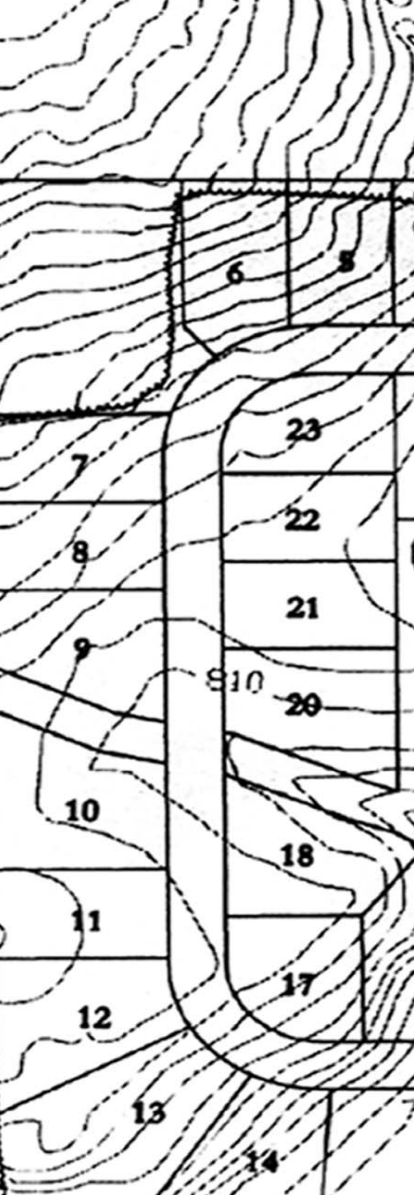
Bielinski Development – Prime Sponsor



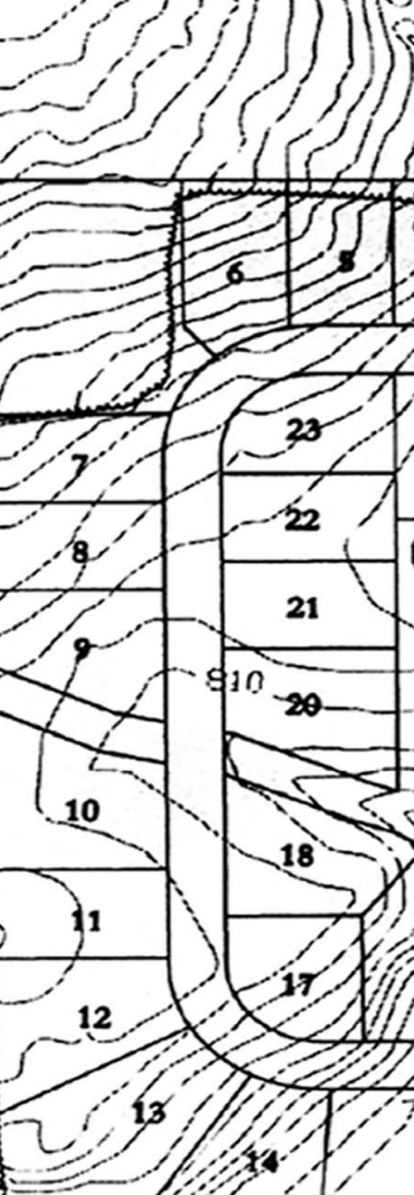
Designing with Science

BIELINSKI
CUSTOM HOMES

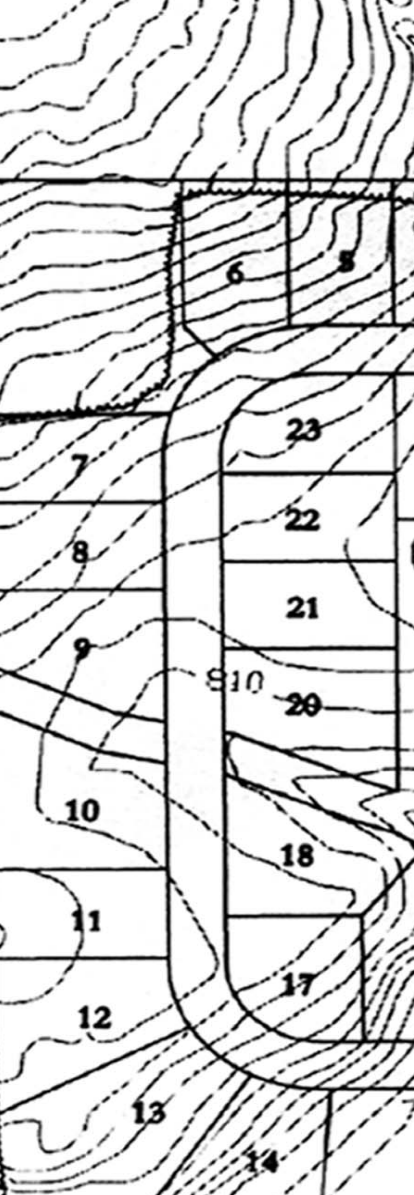
BIELINSKI
DEVELOPMENT



Eighteen General Planning Guidelines for Bielinski Conservation Development



1. Use small lots and clustered development layouts
2. Use traditional neighborhood design strategies for planning
3. Develop energy efficient housing
4. Design and develop for clean stormwater quality and reduce the quantity of water and contaminants and nutrients generated by a project
5. Restore ecological systems within a development
6. Integrate natural resource systems in a development
7. Develop ecological/natural resources educational materials for homeowner and business owner use and provide educational opportunities
8. Create affordable housing
9. Consider building material life cycle costs



10. Minimize and localize soil disturbance during construction
11. Use Best Management Practices for erosion/sedimentation control
12. Reduce the volume of stormwater generated by a development
13. Use native plant species in landscaping in a development
14. Minimize landform changes and protect natural features
15. Integrate passive and active open space as formal and informal space in a development
16. Provide for transportation efficiency
17. Provide natural resource buffer to protect natural resources
18. Provide internal trails and external greenways

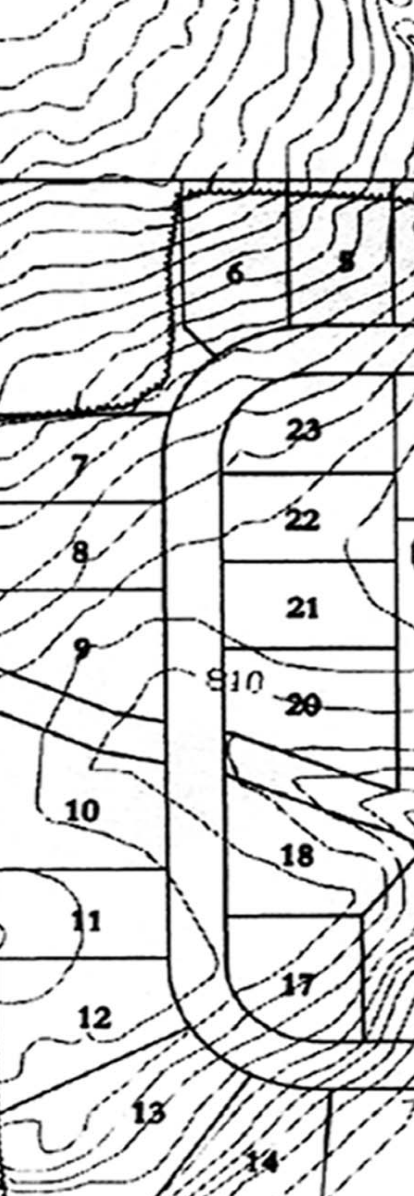
A topographic map showing contour lines and a grid of numbered cells. The cells are numbered 6 through 23, with some cells containing multiple numbers. The map is oriented with a grid overlay.

General Categories of Planning Principles

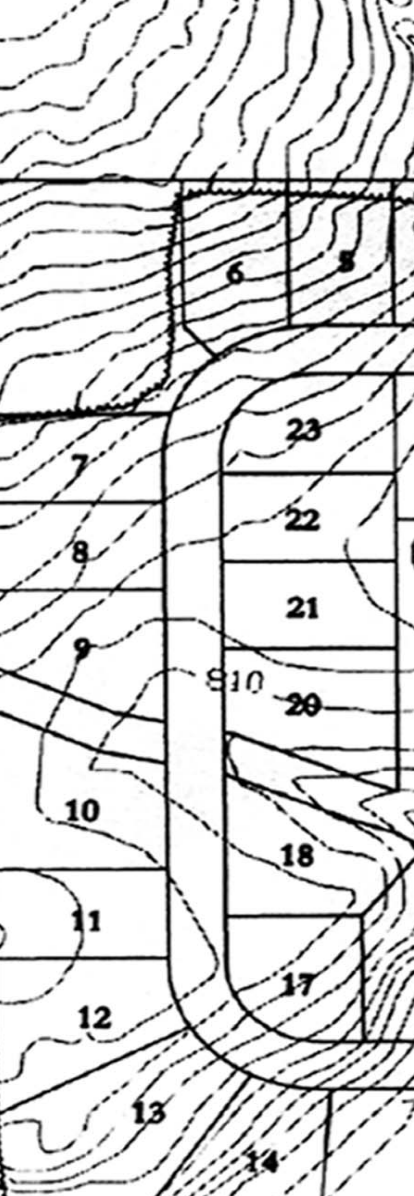
- **Natural Resources**
- **Stormwater Management**
- **Design Guidelines**
- **Construction Practices**

Planning Guideline: Natural Resources

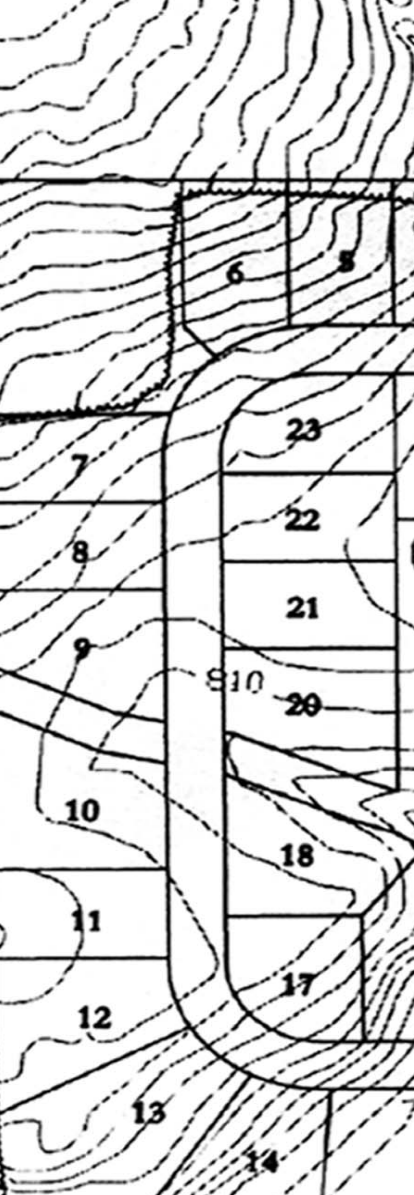
- **Restoration Emphasized**
(Preservation of High Quality
Natural Resources is a Given)



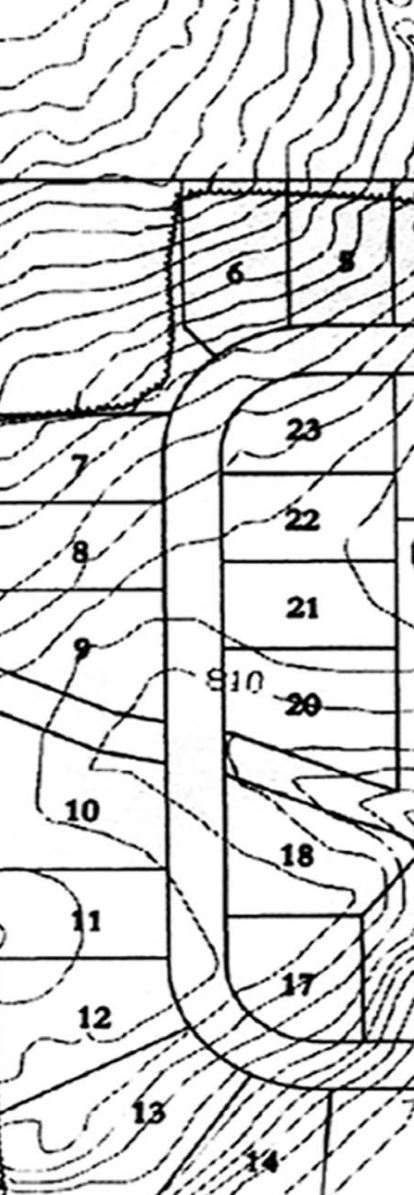
Integrate Natural Resources with the Built Environment



Use Native Species in Restoring Open Spaces and in Lot Landscaping

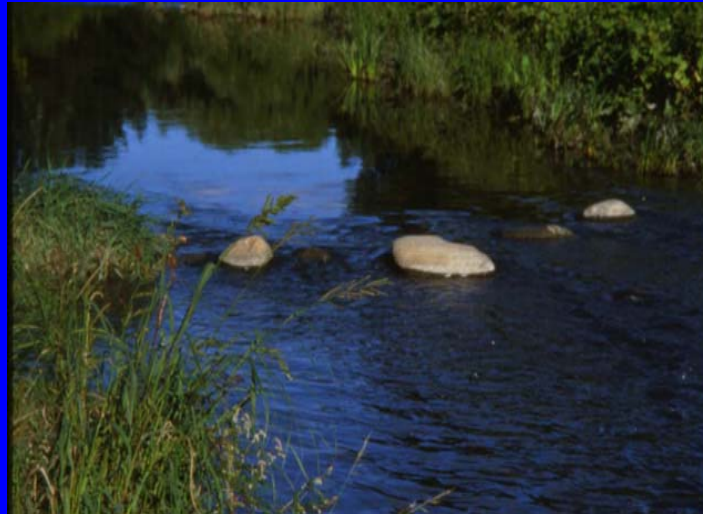
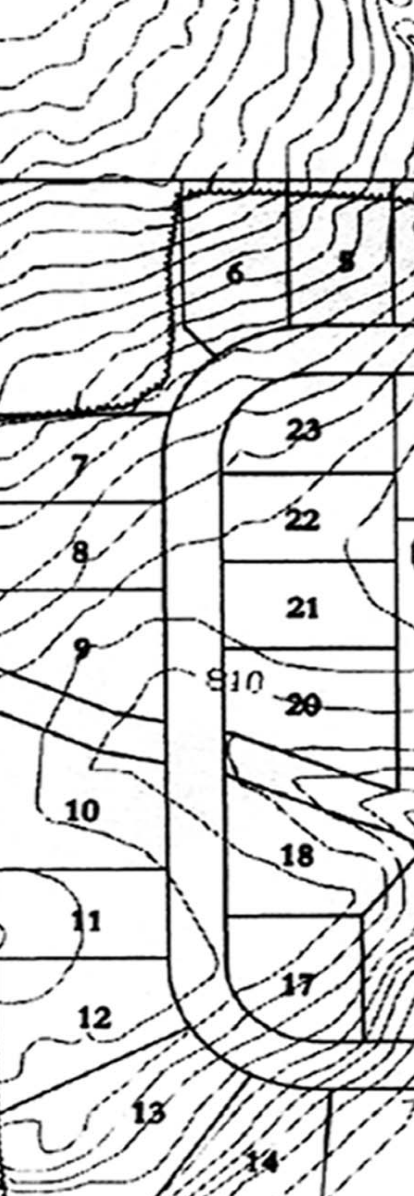


Buffer Natural Resources with Restored Native Landscapes



Planning Guideline: Stormwater Management

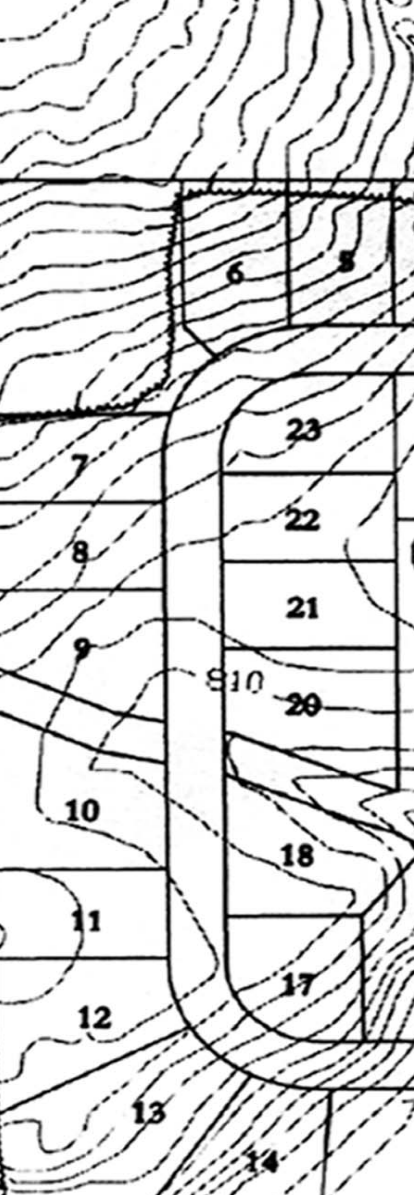
- **Water Quality Emphasized**



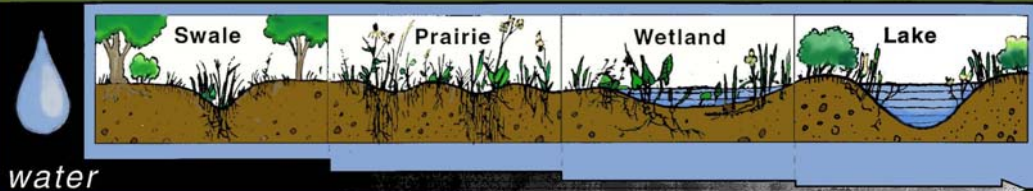
GOOD water



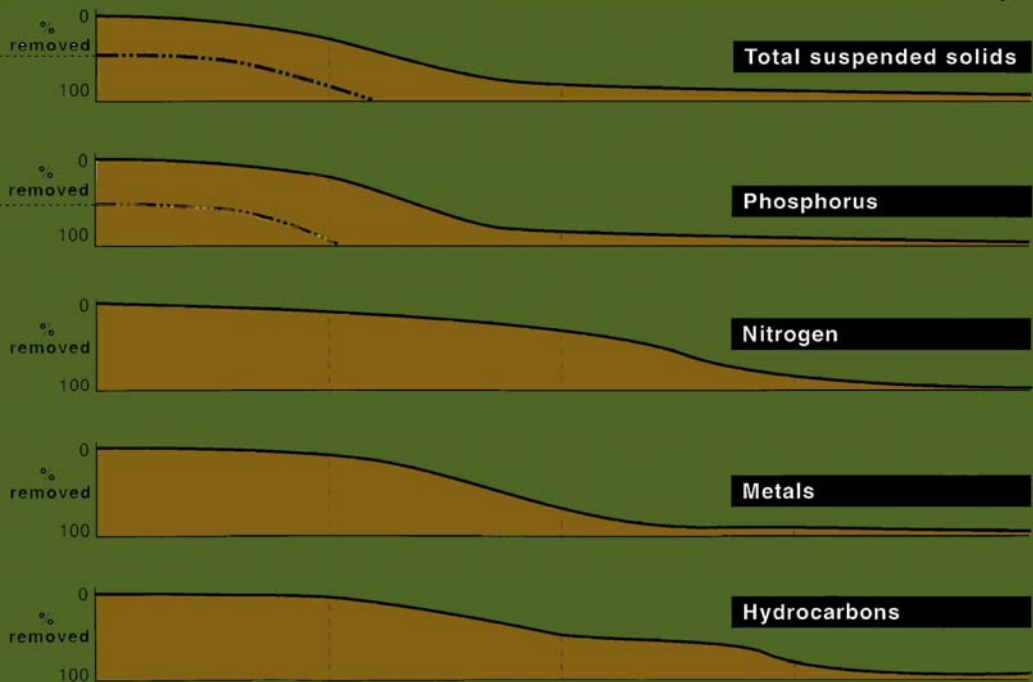
BAD water



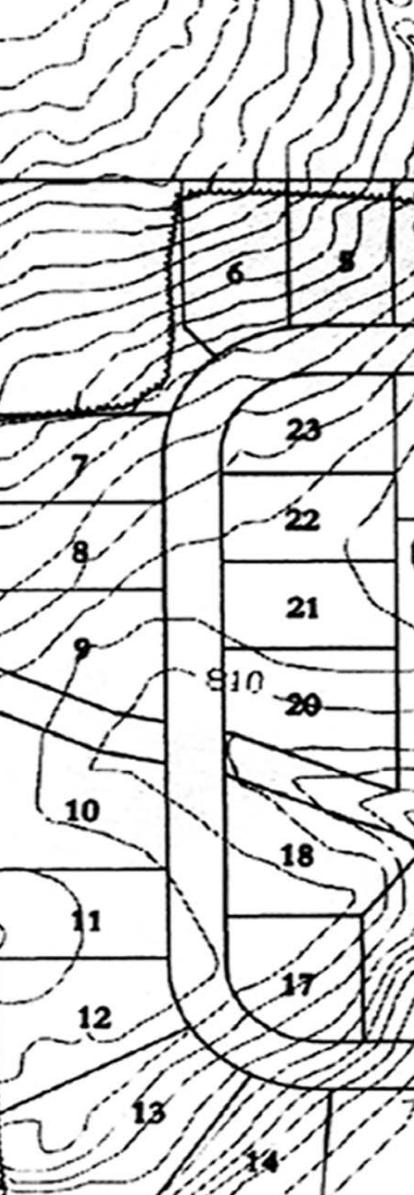
Stormwater Treatment Train

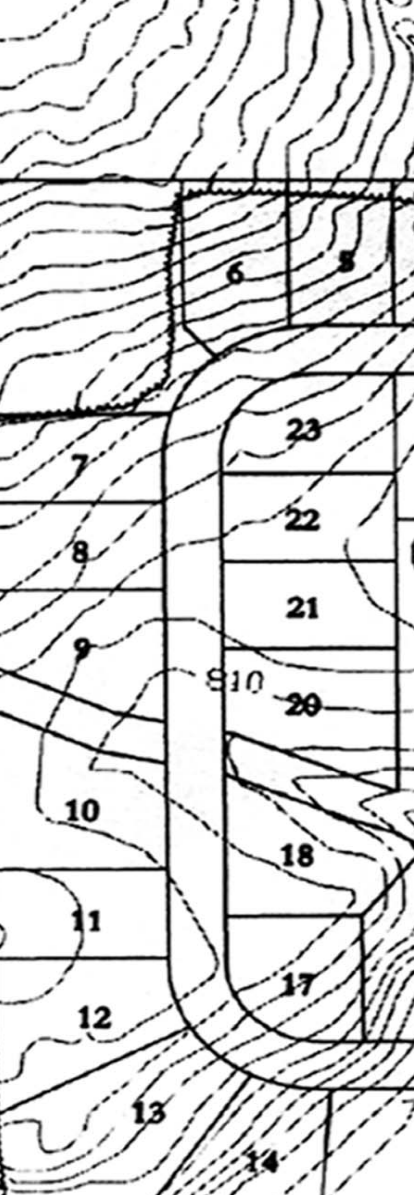


Source
management



Planning Guideline: Construction Practices





Home and Lot Sales Village of Jackson

Lot Size: 7,000 – 8,000 sq. ft

Price: low-mid \$40,000

Prairie Meadows in West Bend

Lot Size: 7,000 – 8,000 sq. ft

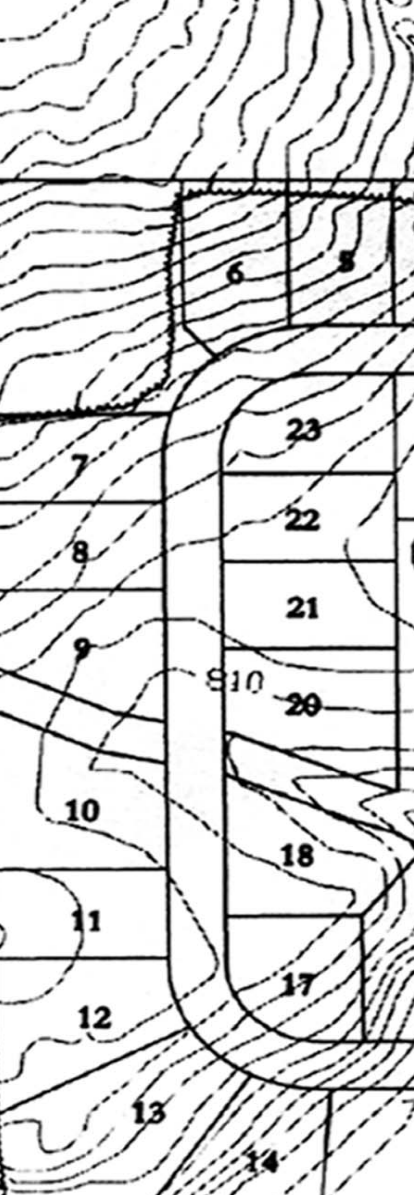
Price: mid-high \$50,000

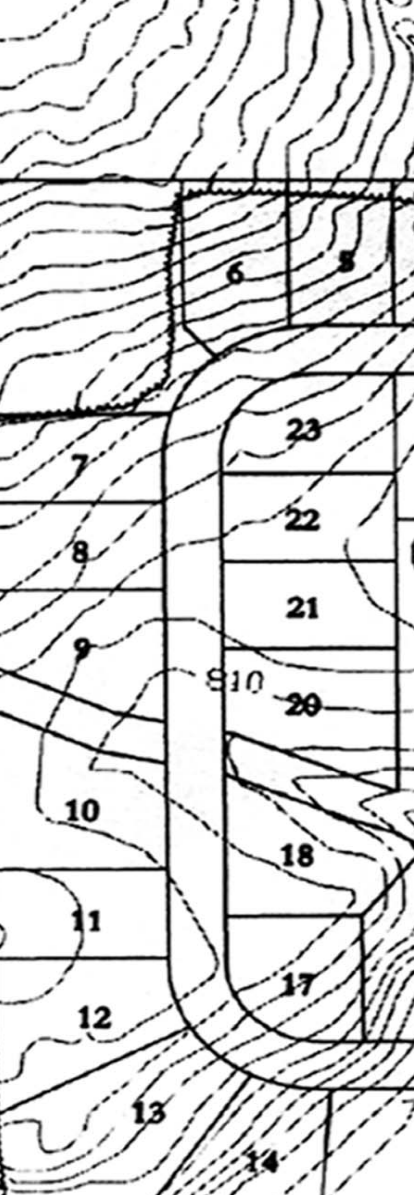
Sales Experience

Increased Sales Velocity
Increased Sales Volume

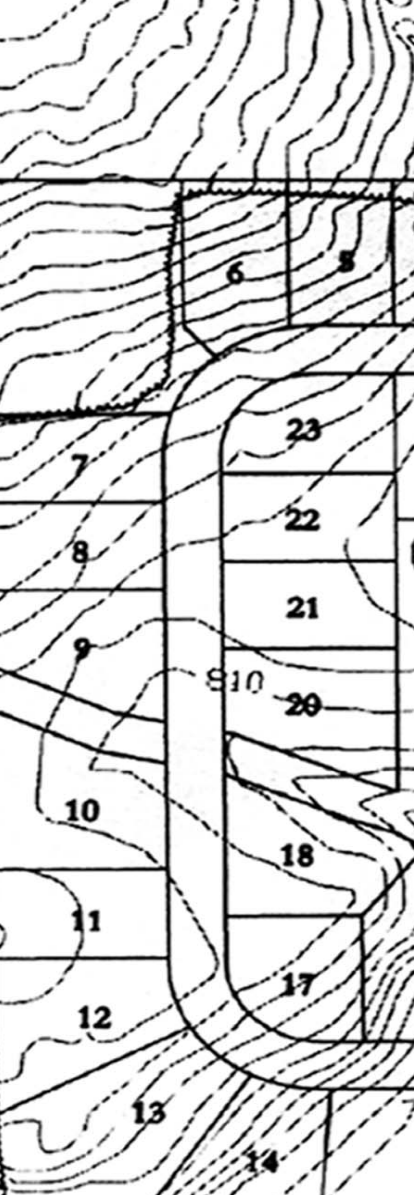
results in

Reduced Debt Service





Biggest Obstacle to Conservation Development? ORDINANCES!



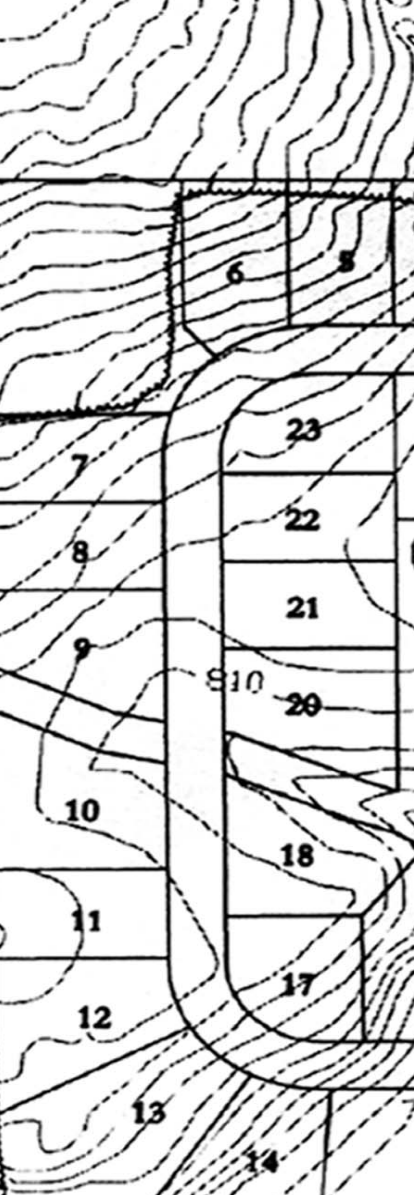
Important Audiences

- Elected Officials
- Planning and Zoning Staff
 - Engineers
- Local Developers

A topographic map showing contour lines and a grid of numbered cells. The cells are numbered 6 through 23, with some cells containing multiple numbers. The map is oriented with a grid of cells, some of which are shaded or outlined. The numbers are placed within the cells, and some cells contain multiple numbers, such as cell 10 which contains 7, 8, 9, and 10. The map is a black and white line drawing.

Tough to Educate about Low-Impact Development:

- 1. Skeptics who don't trust developers**
- 2. Those who are simply set in their ways**

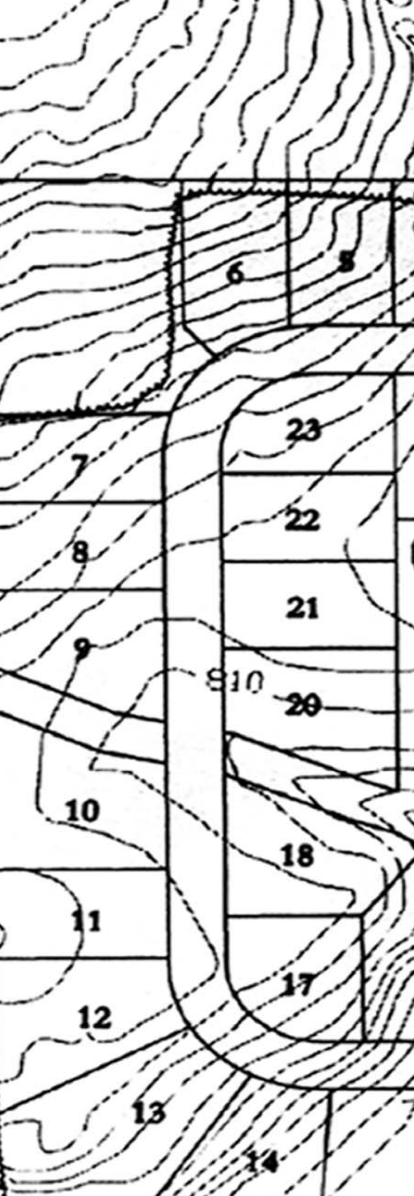


Good News!

**Most Regulatory/Engineering
Professionals and Officials
Today are Quite Open to
Low-Impact Development**

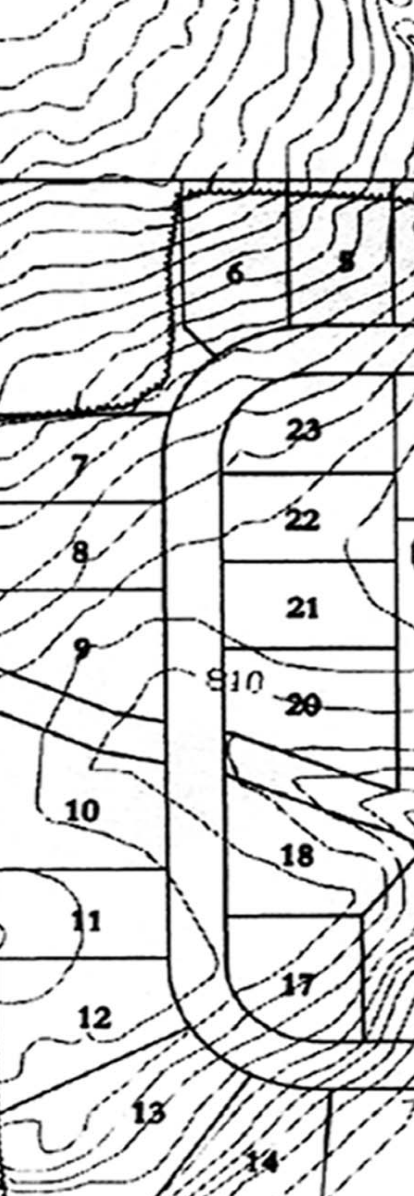
**(This conference, and others like it,
help educate the important
decision-makers)**

Public Education – Important But Not So Hard (People Love Nature!)



Lessons Learned?

Nature Sells!



A topographic map showing contour lines and a grid of numbered cells. The cells are numbered 6 through 23, with some cells containing multiple numbers. The map is oriented with the grid lines running vertically and horizontally, and the contour lines following the terrain's elevation.

Lessons Learned?

**Additional Design Work
Adds Up-front Cost**

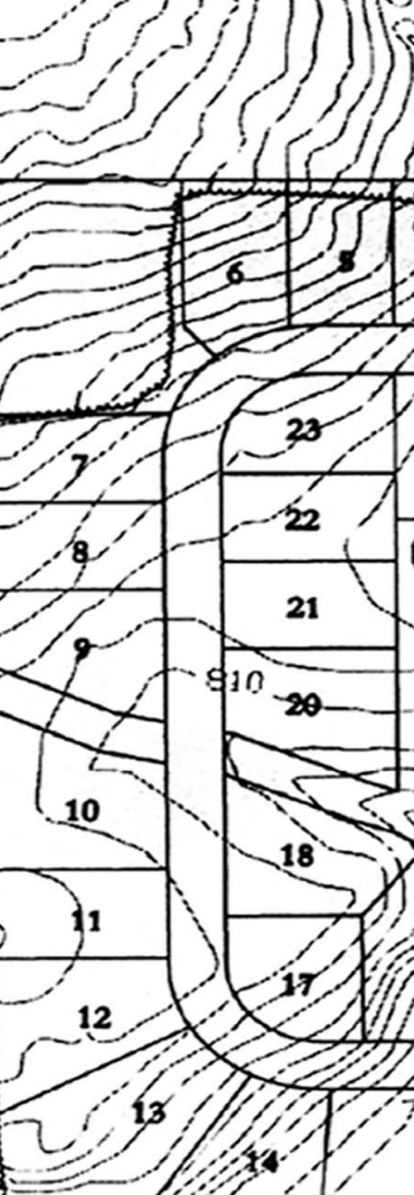
**Infrastructure Reduction
Offsets This Expense**

A topographic map showing contour lines and a grid of numbered cells. The cells are numbered 6 through 23, with some cells containing multiple numbers (e.g., 7, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 22, 23). The map is oriented with the grid lines running horizontally and vertically.

Lessons Learned?

**Approvals Add Time, and
Time is Money, But...**

**Some Communities Are
Embracing the Concept
and Working Toward
Streamlining Approvals**

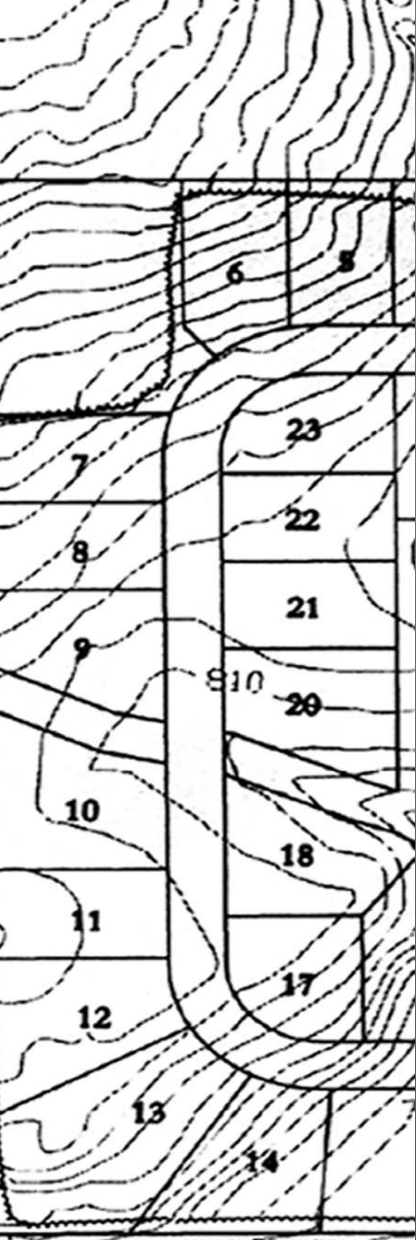


Lessons Learned?

Leadership Matters!

from

- **Elected Officials**
- **Planning/Zoning Boards**
 - **Municipal Staff**
- **Developers/Teams**
- **State of Wisconsin**



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